

CASE NUMBER: 15SN0122
APPLICANT: Edward L. Strickland



**STAFF'S ANALYSIS
AND
RECOMMENDATION**

Board of Supervisors (BOS)

Public Hearing Date:

JANUARY 28, 2015

BOS Time Remaining:

365 DAYS

Applicant's Contact:

EDWARD L. STRICKLAND
(804-615-6223)

Planning Department Case Manager:

RYAN RAMSEY (804-768-7592)

CHESTERFIELD COUNTY, VIRGINIA
Magisterial District: **BERMUDA**



APPLICANT'S REQUEST

Renewal of manufactured home permit (Case 08SN0101) to permit a temporary manufactured home in a Heavy Industrial (I-3) District.

(NOTES: A. Conditions may be imposed by the Board of Supervisors.

B. Conditions are located in Attachment 1.

C. The ordinance limits the maximum period of time for which a temporary manufactured home may be granted to seven (7) years. Should the Board wish to approve this request, this approval would be for seven (7) years unless conditioned for less time.)

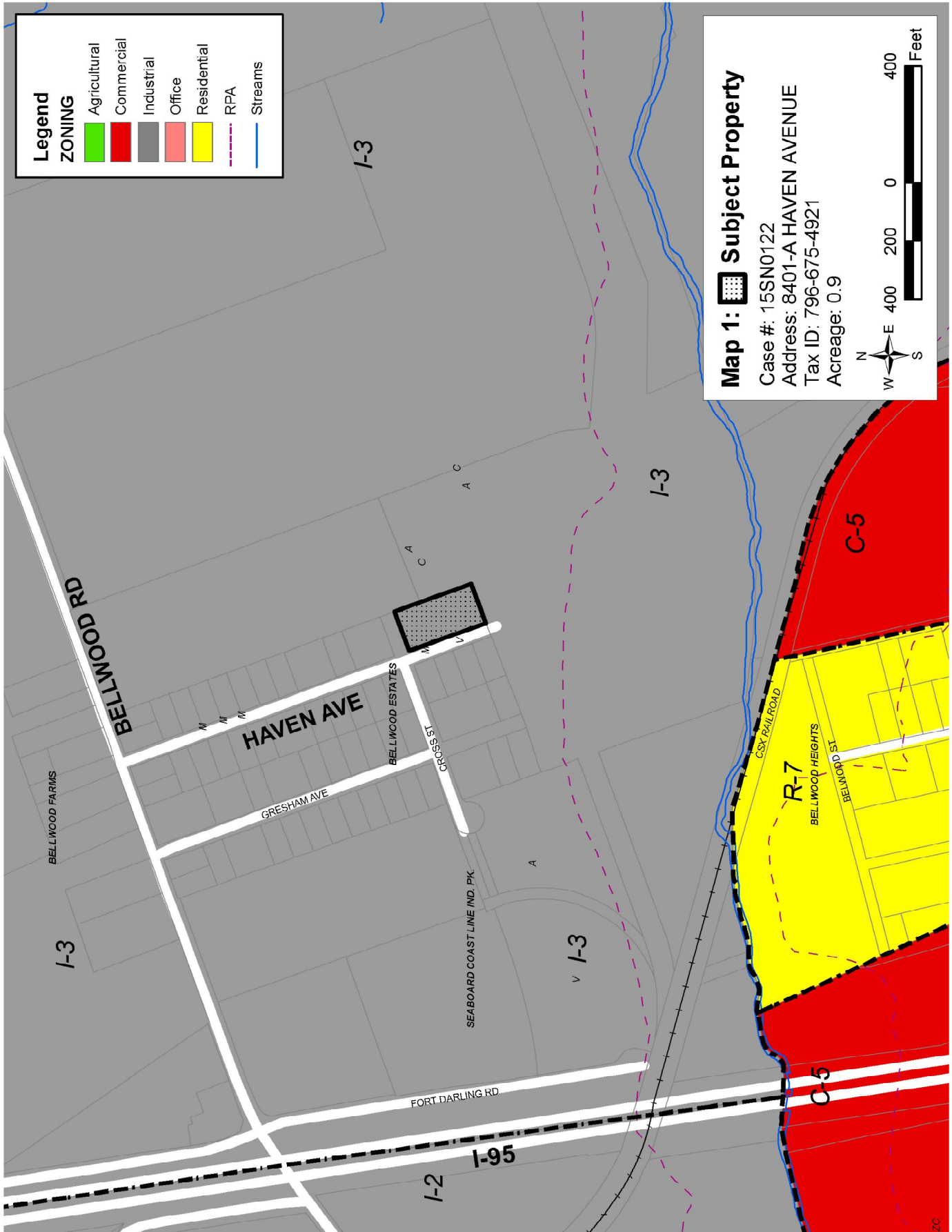
RECOMMENDATION

STAFF

RECOMMEND APPROVAL

- Renewal of previously approved temporary manufactured home permit
- Conditions ensure that use remains temporary
- Compatible with surrounding area development

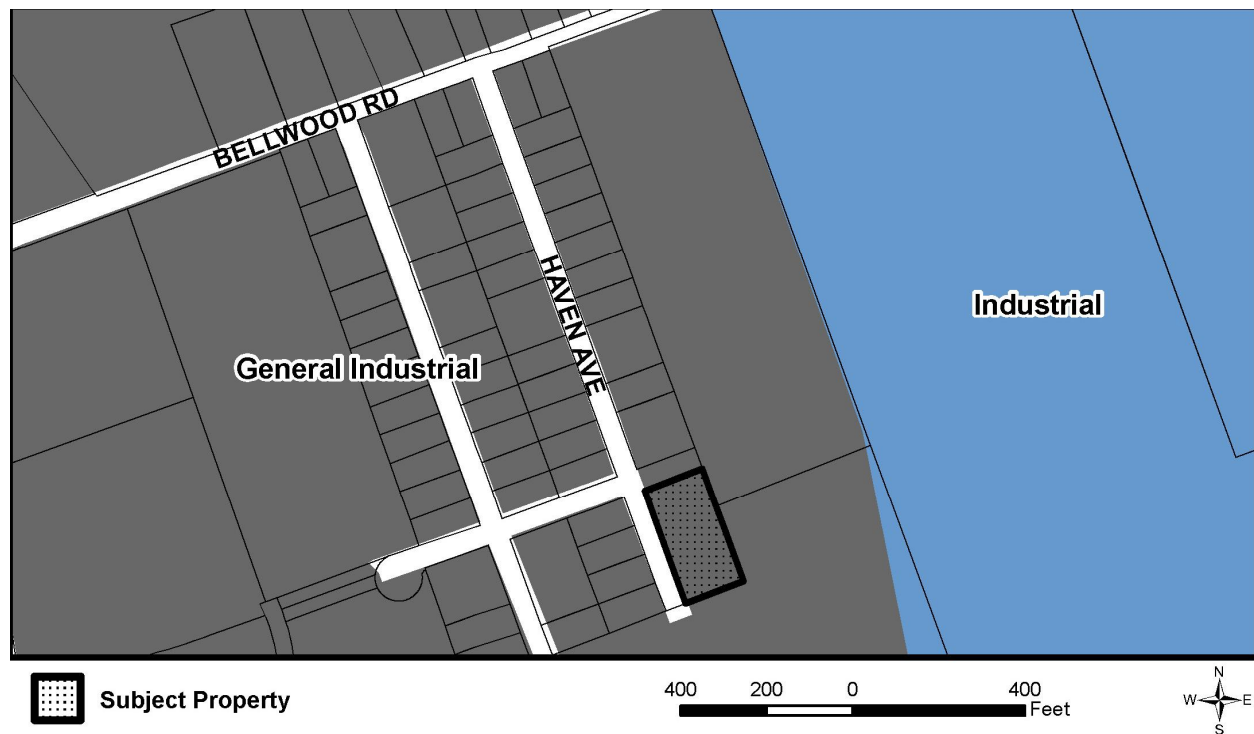
SUMMARY OF IDENTIFIED ISSUES	
Department	Issue
PLANNING	-
FIRE	-
CDOT	-
VDOT	-
UTILITIES	-
ENVIRONMENTAL ENGINEERING	-



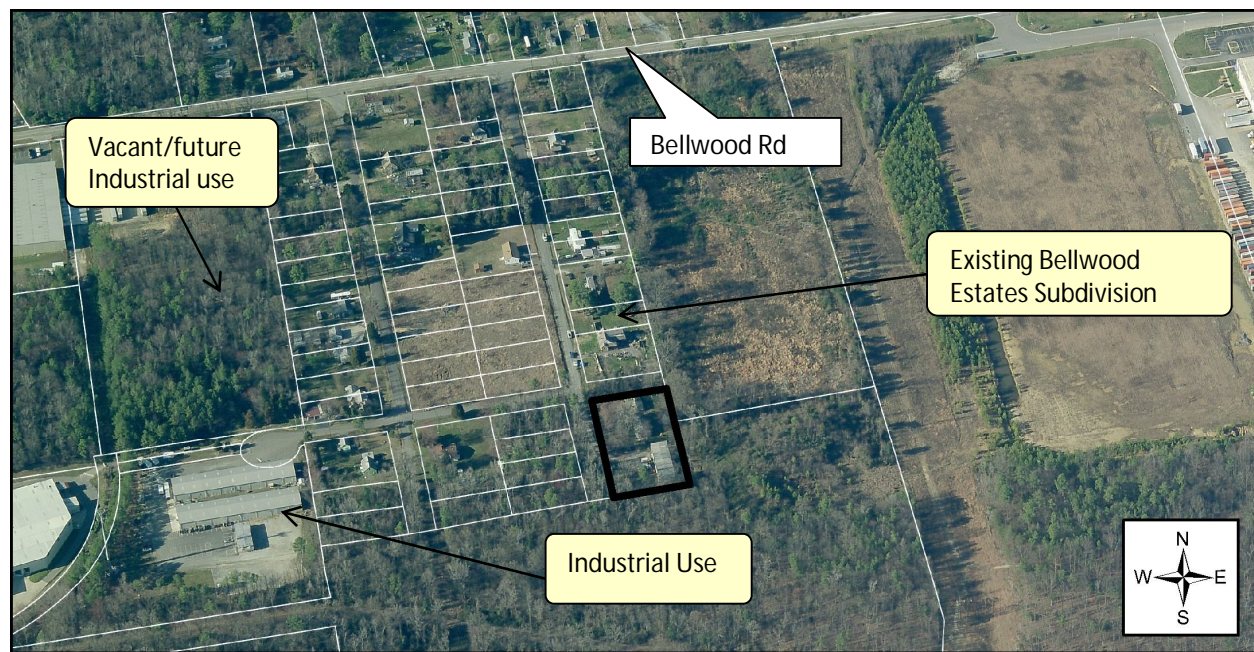
Map 2: Comprehensive Plan (The Northern Jefferson Davis Corridor Plan)

Classification: **GENERAL INDUSTRIAL**

The designation suggests the property is appropriate for heavy manufacturing uses generally dependent upon processing of raw materials with direct access to major arterial roads.



Map 3: Surrounding Land Uses & Development



PLANNING

Staff Contact: Ryan Ramsey (804-768-7592) ramseyrp@chesterfield.gov

PERMIT HISTORY

Case Number	BOS Action	Request
00SN0246	Approved (06/28/2000)	Initial manufactured home permit for Edward Strickland
08SN0101	Approved (08/22/2007)	Renewal of manufactured home permit for Edward Strickland, which expired on August 22, 2014

PROPOSAL

The applicant is seeking renewal of a manufactured home permit for an additional seven (7) years. Single-family residential uses, as well as some temporary manufactured homes, are located within the Bellwood Estates subdivision. Ownership and occupancy of the temporary manufactured home would continue to be to and for Edward L. Strickland.

General Overview	
Requirements	Details
Occupancy	Limited to the applicant <i>Condition 1</i>
Additions	No additional permanent-type living space may be added to the manufactured home <i>Condition 2</i>
Foundation	Required to be skirted <i>Condition 2</i>

PUBLIC FACILITIES

FIRE SERVICE

Staff Contact: Greg Smith (804-706-2012) smithgd@chesterfield.gov

Nearby Fire and Emergency Medical Service (EMS) Facilities

Fire Station	The Centralia Fire Station, Company Number 17
EMS Facility	The Centralia Fire Station, Company Number 17

This request will have minimal impact on Fire and EMS.

COUNTY DEPARTMENT OF TRANSPORTATION

Staff Contact: Jim Banks (804-748-1037) banksj@chesterfield.gov

CDOT has no comment on this request.

VIRGINIA DEPARTMENT OF TRANSPORTATION

Staff Contact: Brian Lokker (804-674-2384) brian.lokker@vdot.virginia.gov

VDOT has no comment on this request.

WATER AND WASTEWATER SYSTEMS

Staff Contact: Jamie Bland (804-751-4439) blandj@chesterfield.gov

The proposal's impacts on the County's utility system are detailed in the chart below:

Water and Wastewater Systems			
	Currently Serviced?	Size of Existing Line	Connection Required by County Code?
Water	No	12"	No
Wastewater	No	36"	No

Additional Information:

Public water is 1035 feet from Bellwood Road and public wastewater is 1,025 feet from an offsite wastewater line. The proposed request will not impact the public water and wastewater systems.

ENVIRONMENTAL

Drainage, Erosion and Water Quality

Staff Contact: Doug Pritchard (804-748-1028) pritchardd@chesterfield.gov

Environmental Engineering has no comment on this request.

CASE HISTORY	
Applicant Submittals	
11/5/14	Application submitted

CONDITIONS

1. The applicant, Edward L. Strickland, shall be the owner and occupant of the manufactured home. (P)
2. No permanent-type living space may be added to the manufactured home. The manufactured home shall be skirted but shall not be placed on a permanent foundation. (P)